



Fresenius Medical Care

20931 Burbank Boulevard, Suite A | Woodland Hills, California 91367

OFFERED EXCLUSIVELY BY

BROKERAGE TEAM

Toby Scrivner

Senior Vice President

tscrivner@northmarq.com | 918.794.9554

Scott Briggs

Senior Vice President

sabriggs@northmarq.com | 918.794.9787

Kelly Largent

Vice President

klargent@northmarq.com | 918.884.3142

Chris Bodnar

Vice Chair

chris.bodnar@cbre.com | 720.635.2653

CA Lic. #01892501

Brannan Knott

Executive Vice President

brannan.knott@cbre.com | 443.983.6039

Northmarq

6120 S. Yale Avenue, Ste. 300 | Tulsa, OK

918.494.2690 | northmarq.com

CBRE

1225 Seventeenth St, Ste. 3200 | Denver, CO

303.628.1700 | cbre.com



Subject Property (Renovations in progress; Signage is rendered)



Click here for more information & to download the full Offering Memorandum



\$15,729,896

Offering Price



6.00%

Cap Rate

Northmarq and CBRE are pleased to present the opportunity to acquire the fee simple interest in a recently renovated, single-tenant dialysis clinic located in Woodland Hills, CA. It includes 2.04 acres and a 21,080-SF medical office building, fully modernized in 2025 to Fresenius's specifications. Renovations total \$5.34M, including a \$3.85M landlord TI contribution, and cover roof, HVAC, electrical, emergency power, water treatment, and specialty plumbing. These upgrades fulfill landlord obligations and reduce near-term capital exposure. The facility houses 33 dialysis stations and supports outpatient care, training, and administration. Located in Warner Center near Kaiser Permanente Woodland Hills Hospital, the site offers strong demographics and regional access via US-101. The tenant operates under a 15-year NN lease with 13 years remaining, 2.5% annual escalations, and renewal options.